

January 26, 2010

**Preliminary Site Plan &**

**Conveyance Plat:** QT 937 Addition, Block A, Lots 1&2 (PSPCP09-0007)

**Owner(s):** Eland Energy and Liberty Life Service Corporation

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**DESCRIPTION:**

A convenience store with gas pumps and an industrial building on two lots on 11.4± acres on the southwest corner of Main Street and Legacy Drive. Zoned Industrial. Neighborhood #41. JE

**REMARKS:**

Preliminary Site Plan

**Access:** Access is provided from Main Street and Legacy Drive.

**Cross access:** Cross access is provided throughout the development and to the property to the west.

**Parking:** Parking is adequate.

**Open space:** Open space is adequate.

**Tree Preservation:** The site does not contain any protected trees.

**Screening:** Screening is not required as the property is surrounded by non-residential properties.

**Façade Plan:** A preliminary façade plan has been submitted for review.

**Additional Information:** The applicant is showing future 30 foot right-of-way dedication on south side of Lot 2. The right-of-way will not be dedicated by the conveyance plat as the property owner for Lot 2 will not be developing the lot at this time. The right-of-way will be dedicated at the time the owner of Lot 2 submits an application for development or further subdivision of their property.

Conveyance Plat

The plat divides one lot into two lots and dedicates easements necessary for future development.

**RECOMMENDATION:**

Recommended for approval subject to:

Preliminary Site Plan

Staff approval of the preliminary façade plan.

Conveyance Plat

As submitted.